

F O R S A L E

BELTLINE  
STAND ALONE PROFESSIONAL OFFICE



## Highlights...

- ✓ Stand alone 2 story office with lower level storage
- ✓ 2,542 sq. ft. on 3 levels
- ✓ Fully developed well appointed efficient space
- ✓ Excellent central Beltline location with rear on site and street parking
- ✓ Close proximity to Downtown and the Beltline retail corridor 17th Avenue SW
- ✓ Upgrades to building over time

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**Retail, Industrial, Investment Sales & Leasing**

# FOR SALE

**ADDRESS:** 1310 11 Street SW Calgary, Alberta

**LEGAL DESCRIPTION:** PLAN "A" 1 CALGARY BLOCK NINETY FIVE (95) THE SOUTH THIRTY (30) FEET OF LOTS ONE (1) TO FOUR (4) INCLUSIVE

**YEAR OF CONSTRUCTION:** 1965

**ZONING:** DC 896 Direct Control District, permitted use Commercial Office

**SITE SIZE:** 279 sq. m / 3,003 sq. ft.

**GROSS RENTABLE AREA:** 2,542 sq. ft.in total, Main, 959 sq. ft. 2nd 850 sq. ft. . plus 733 sq. ft. lower level containing 2 washrooms and storage area

**PROPERTY TAXES:** (2023) \$16,313.27

**DESCRIPTION:** Beltline well appointed, fully developed professional 2 story office with rear on site parking. Generous main level lobby / reception area, boardroom and 2 large open office areas, 2nd level provides 2 executive offices, 2 private offices and a kitchenette. Lower level contains 2 washrooms and storage area. Rear parking with elevated patio above. Ideal inner city owner user opportunity.

**PARKING:** 4 stalls on site and street

**PRICE:** Reduced to \$1,050,000



NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.



F O R S A L E





# FOR SALE

## 1310 11 STREET SW

Gross Areas: Standard Methods of Measurement ANSI/BOMA Z65.3—2018 - Calgary, AB

### TOTAL AREA SUMMARY

GROSS BOUNDARY AREA - 2566 Sq.Ft. / 238.4 m2 (OF WHICH 783 SQ.FT. IS BELOW 7')  
 GROSS RENTABLE AREA - 2542 Sq.Ft. / 236.2 m2  
 MAJOR VERTICAL PENETRATIONS - 24 Sq.Ft. / 2.2 m2  
 DECK STRUCTURE & CAUSEWAY (SEPARATE FROM BUILDING)  
 BOUNDARY AREA - 619 Sq.Ft. / 57.5 m2

DATE COMPLETED: FEBRUARY 8 2024

PROPERTY TYPE: RETAIL

CUSTOMER: PAUL LOUITT // CENTURY 21 BAMBER REALTY



### AREA SUMMARY MAIN LEVEL

GROSS BOUNDARY AREA - 975 Sq.Ft. / 90.6 m2  
 GROSS RENTABLE AREA - 959 Sq.Ft. / 89.1 m2  
 MAJOR VERTICAL PENETRATIONS - 16 Sq.Ft. / 1.5 m2

### AREA SUMMARY UPPER LEVEL

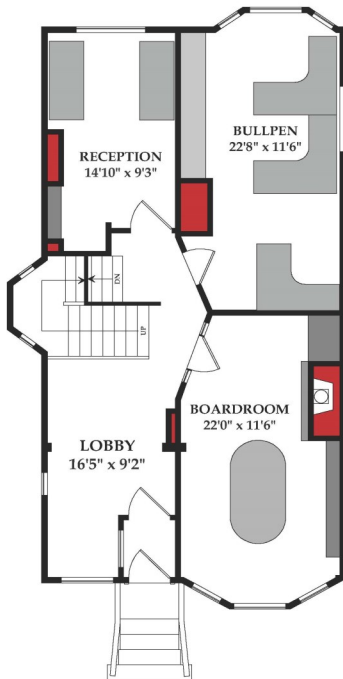
GROSS BOUNDARY AREA - 858 Sq.Ft. / 79.7 m2 (OF WHICH 50.02 SQ.FT. IS BELOW 7')  
 GROSS RENTABLE AREA - 850 Sq.Ft. / 79.0 m2  
 MAJOR VERTICAL PENETRATIONS - 8 Sq.Ft. / 0.7 m2

### AREA SUMMARY BASEMENT (CEILING HT. BELOW 7')

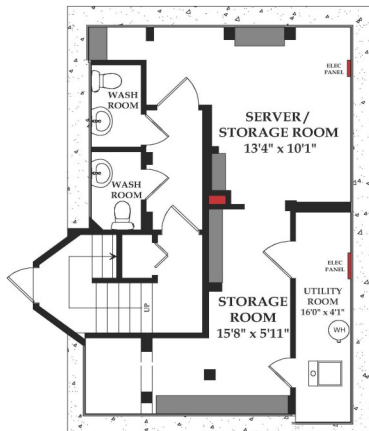
GROSS BOUNDARY AREA - 733 Sq.Ft. / 68.1 m2  
 GROSS RENTABLE AREA - 733 Sq.Ft. / 68.1 m2

### DECK STRUCTURE & CAUSEWAY (SEPARATE FROM BUILDING)

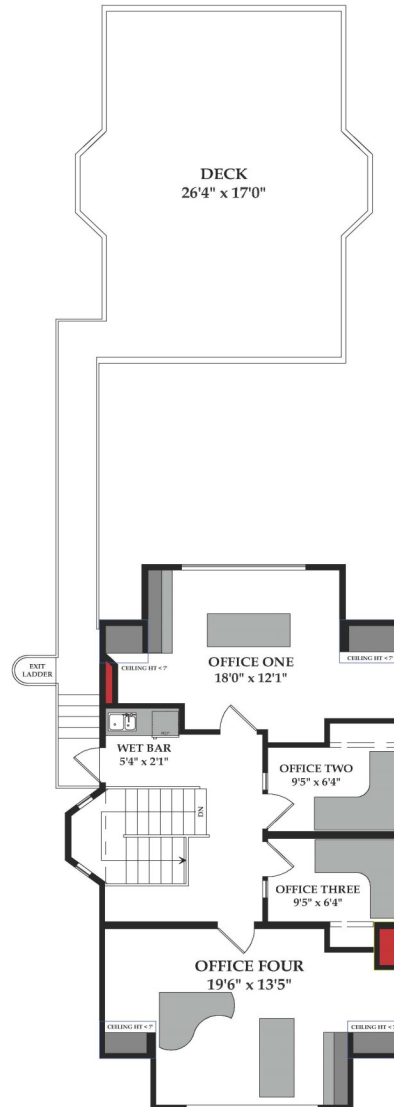
BOUNDARY AREA - 619 Sq.Ft. / 57.5 m2



Main Level



Lower Level

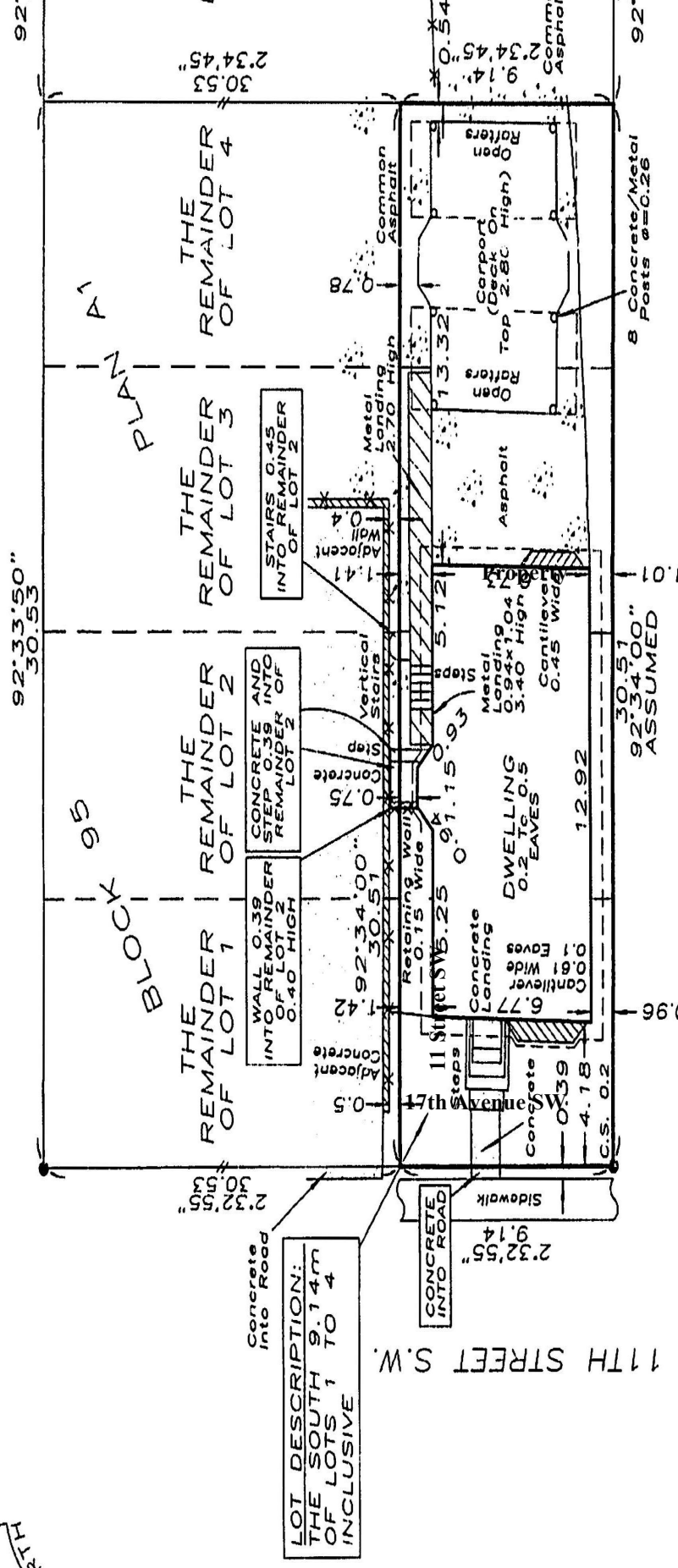


2nd Level

# FOR SALE

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

13TH AVENUE S.W.



Lot 1 of Block 95, developed & building approvals  
 Certificate of Compliance

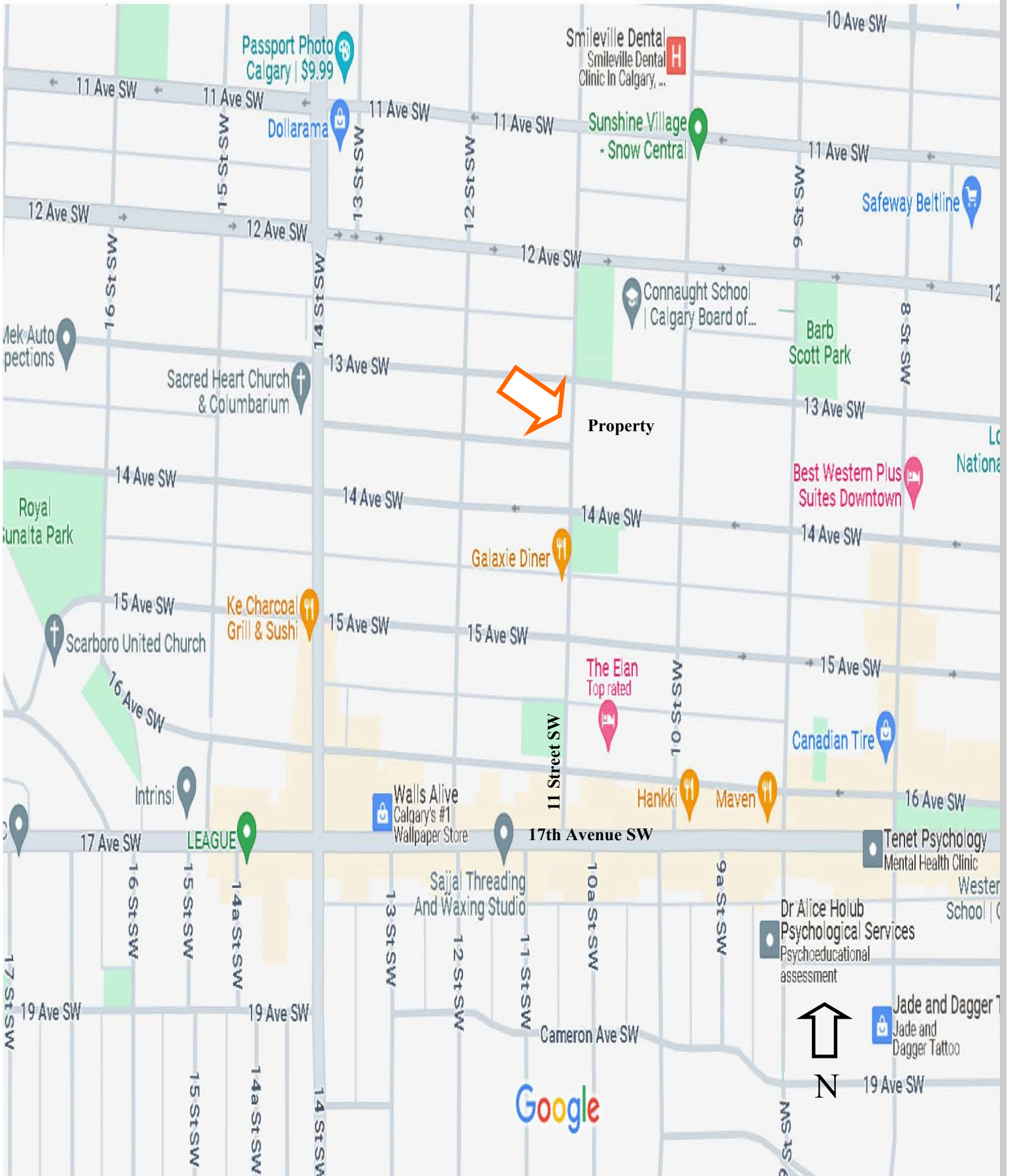
*[Signature]*  
 Surveyor

DP1980-1704

**LOT DESCRIPTION:**  
 THE SOUTH 9.14m  
 OF LOTS 1 TO 4  
 INCLUSIVE

11TH STREET S.W.

# FOR SALE





# FOR SALE

